

HIGHLIGHTS OF THE TOWN OF CLAYTON BOARD OF ADJUSTMENT WEDNESDAY, JANUARY 15, 2014

A regular meeting of the Town of Clayton Board of Adjustment was held on Wednesday, January 15, 2014 at 6:00 PM in the Town Council Chambers at 111 East Second Street.

Board members present: Ralph Crabtree, Tom Medlin, Michael Orlowski, Matt Evans, Donna White (ETJ), [Alt], Johnny House (ETJ), and Mark Helmer [Alt], Gary Jewell (ETJ), and Bill Wenzel (ETJ)

Newly re-appointed board members Tom Medlin, Mark Helmer and Johnny House were sworn in.

The Board voted unanimously to re-approve Michael Orlowski and Tom Medlin as Chairman and Vice-Chairman respectively for 2014.

- Board of Adjustment members unanimously voted to approve the minutes of the November 20, 2013 meeting
- Board of Adjustment members unanimously voted to continue Request 2013-96 for a Conditional Use Permit to allow a kennel in the Residential Estate zoning district at 600 Ryan's Lane (parcel number 175000-77-5568). George & Bonnie Dennis who hope to purchase the 16.9 acre property at the end of this month have hopes of locating their non-profit FuzzyFacesRescue.org on this parcel to include a kennel to house a maximum of 12 dogs. Staff recommended additional conditions that would the 12-dog limit, that the kennel be no closer than 250 feet from the nearest home, that at least 20 feet of existing vegetation remain predominantly undisturbed, and that no more than 4 fundraisers be held a year and only after the homeowner obtains a special event/temporary use permit. Several neighbors testified they were opposed to the kennel because of the potential noise from the dogs, the waste from the dogs, the chance the dogs would escape, the unsightliness of a cinderblock kennel in view of their property and the potential decrease in property values. The applicants, Mr. & Mrs. Dennis, requested their item be continued so that they might meet with neighbors to talk additionally about the property fencing they plan and other mitigation work they plan to do in order to ensure they will be good neighbors.
- Board of Adjustment members voted 5-1 to deny Request 2013-97 for a variance from minimum lot size requirements for True Line Surveying in the R-E zoning district at 220 South Essex Lane (Lot 29 of Oxford Hills

subdivision, parcel number 164700-77-7374). The applicants Ron Walker & James Lipscomb hope to split the property into two single family lots, each less than the minimum required lot area in order to allow a second home on the lot. The property has town water, but not ever triggering requirement for a 40,000 square foot lot. Three neighbors spoke in opposition stating concerns that an additional home on this lot does not conform to their neighborhood and may have serious drainage issues that potentially could flood neighboring properties and not support septic.

Town attorney will provide guidance to the board regarding legislative changes, review of policies and procedures and offer an opportunity for Q&A.

The Board voted unanimously to adjourn the meeting at 8:15 PM.